



City of Seattle

Gregory J. Nickels, Mayor

Department of Design, Construction and Land Use

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

Application Number: 2301434
Applicant Name: Gary Abrahams, for T-Mobile
Address of Proposal: 5200 Fauntleroy Way Southwest

SUMMARY OF PROPOSED ACTION

Master Use Permit for future installation of a minor communication utility (T-Mobile) to consist of three (3) panel Antennas located within the right-of-way atop a City Light pole. A 70 square foot electrical equipment cabinet room to be located on private property within a storage room of an existing apartment building.

The following approvals are required:

SEPA - Environmental Determination (Chapter 25.05, Seattle Municipal Code)

SEPA DETERMINATION: ☐ Exempt ☒ DNS ☐ MDNS ☐ EIS
 ☐ DNS with conditions
 ☐ DNS involving non exempt grading or demolition, or
 involving another agency with jurisdiction.

*Early Notice DNS published May 1, 2003

BACKGROUND INFORMATION

Site and Vicinity Description

The subject site is occupied by an existing two story apartment building at the southeast corner of Fauntleroy Way Southwest and Southwest Dawson Street in the West Seattle Neighborhood. An alley runs approximately 300 feet along the north south axis partially bisecting the block in two. The site is relatively flat, occupying an area of approximately 11,030 square feet on a square shaped lot (100 x 110.45). The existing L-shaped brick building is non-conforming to the required front (Fauntleroy Way Southwest) and side setbacks for the underlying zone. The existing two story apartment building with partial basement contains 13 units. Surface parking is

provided between the structure and the street corner. Modest landscaping rings the perimeter of the development site. The subject site is located within Multifamily Lowrise 2 (L-2) zone. Zoning in the immediate vicinity is predominately residential, with L-2 extending southward along the eastside of Fauntleroy Way Southwest from the subject site and easterly to the end of the block. A narrow band of Multifamily Lowrise Duplex Triplex (LDT) zone runs north and south along both sides of Fauntleroy Way Southwest, and along the west side across from the subject site and continuing southward. Single family 5000 (SF 5000) zone abuts multifamily zones to the east and west. Fauntleroy Way Southwest is the primary arterial moving vehicle traffic north and south through this part of the West Seattle community. Modest two and one story residential structures dominate development in this neighborhood.

Significant nonresidential uses in the vicinity include public parks, public school, and a nursing home. Proximately 160 feet to the south of the subject site a rectangular shaped public park is located (Fairmount Playground); abutting the park further to the south some 715 feet away Fairmount Park Elementary School is located. To the east approximately 1,300 feet away, the multipurpose Park Recreation Department's Camp Long is located. To the northeast a sprawling nursing home (Mt St Vincent) operated by the Sisters of Providence in Washington, Inc. is nestled in this modestly dense residential neighborhood.

Proposal

The applicant is proposing the installation of a minor communication utility on a new utility pole owned by Seattle City Light, consisting of a three-sector antenna array with one antenna per sector (three antennas total). The new 48 foot utility pole with attachments extends total pole height to approximately 56 feet above grade. The new pole with attached antennas will replace an existing 35 foot pole (#57NE501) located within the Fauntleroy Way Southwest right-of-way near the subject lot's southwest corner. The antennas will be encased within a camouflaging shroud. The accessory equipment cabinets will be located in a storage room within the existing apartment building.

Public Comments

The public comment period for this project began on May 1, 2003 and was extended to May 28, 2003, at the request of the public. During the extended comment period one letter was received. The respondent expressed concerns covering a range of issues, which included impacts affecting residential neighborhoods, aesthetics, electrical use, use of utility poles, and potential health impacts from radiation.

ANALYSIS - SEPA

The initial disclosure of the potential impacts from this project was made in the environmental checklist dated March 28, 2003. Information in the checklist was supplemented by documentation from David J. Pinion, P.E. with Hatfield & Dawson Consulting Engineers that certifies that the proposed installation will comply with FCC RF radiation public exposure limits. Additionally, an acoustical report was submitted by Stuart Tay, Senior Technician, with SSA Acoustics. The information in the checklist, supplemental information, and the experience of the lead agency with the review of similar projects forms the basis for this analysis and decision.

The SEPA Overview Policy (SMC 25.05.665) states, in part, "*where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation*" subject to some limitations. Thus, the mitigation that may be required pursuant to SEPA authority is limited. The Department of Design Construction and Land Use has analyzed the environmental checklist submitted by the project applicant; reviewed the project plans and any additional information in the file; and any comments which may have been received regarding this proposed action have been considered. As indicated in the checklist, this action may result in limited short-term impacts to the environment. Due to their temporary nature and limited effects, the impacts are not expected to be adverse or significant. A discussion of likely adverse impacts and how they may be appropriately mitigated are enumerated below.

Short-term Impacts

The following temporary or construction-related impacts are expected: decreased air quality due to suspended particulate from building activities and hydrocarbon emissions from construction vehicles and equipment; increased dust caused by drying mud tracked onto streets during construction activities; increased traffic and demand for parking from construction equipment and personnel; conflict with normal pedestrian movement adjacent to the site; increased noise; and consumption of renewable and non-renewable resources.

Several adopted codes and/or ordinances provide mitigation for some of the identified impacts. The Street Use Ordinance requires debris to be removed from the street right of way, and regulates construction within the public right-of-way. Puget Sound Clean Air Agency regulations require control of fugitive dust to protect air quality. The Building Code provides for construction measures and life safety issues. Finally, the Noise Ordinance regulates the time and amount of construction noise that is permitted in the city. Compliance with these applicable codes and ordinances will reduce or eliminate most short-term impacts to the environment and no further conditioning pursuant to SEPA policies is warranted.

Long-term Impacts

Long-term or use-related impacts are also anticipated as a result of approval of this proposal, including: visual impacts and increased generation of radio frequency radiation related to the new antennas. Additionally, increased traffic in the area and increased demand for parking due to maintenance of the facility; and increased demand for public services and utilities are anticipated. With respect to RF Radiation, the emission levels will be well below the Federal Communication Commission exposure limits (as well as the City of Seattle RF Radiation standards). These long-term impacts are not considered significant or of sufficient adversity to warrant additional mitigation.

Visual Impacts

The applicant identified in the environmental checklist proposed measures to reduce and or control aesthetic impacts; the proposed antennas will be placed on a Seattle City Light Utility pole and screened to minimize visual impacts within the right-of-way and surrounding area. The three (3) antennas will be placed within a stealthing shroud to be compatible with the wood laminate pole to reduce aesthetic impacts. The antenna shroud will be painted to match the color

of the wood laminate pole. The negative view impacts of the antenna facility will be minimal, given the height and mass of the utility pole upon which they are to be located. Proposed location and camouflage measures will minimize the potential for adverse visual impact. Thus no further mitigation measures are necessary.

Environmental Health

Section 25.10.300 SMC contains Electromagnetic Radiation (EMR) standards with which the proposal must comply. The Department's experience with review of this type of installation is that the EMR emissions constitute a small fraction of that permitted under both Federal standards and the standards of SMC 25.10.300 and therefore pose no threat to public health.

There is inconclusive evidence regarding whether there are environmental health risks associated with the operation of and transmission by the type of antennas proposed. An affidavit of compliance with the Federal Communication Commission Standards was given by a registered professional engineer for this proposal. The Federal Communications Commission (FCC) has pre-empted state and local governments from regulating personal wireless service facilities on the basis of environmental effects of radio frequency emissions. Aside from approving FCC standards compliance, the Seattle-King County Department of Public Health is not required to review this proposal further. As such, no additional mitigating measures are warranted pursuant to the SEPA Overview Policy (SMC 25.05.665).

DECISION - SEPA

The responsible official on behalf of the lead agency made this decision after review of a completed environmental checklist and other information on file with the department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

[X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(C).

[] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(C).

CONDITIONS - SEPA

None.

Signature: (signature on file) Date: September 4, 2003
Bradley Wilburn, Land Use Planner
Department of Design, Construction and Land Use
Land Use Services